

# Arlington Historic District Commissions

September 27, 2018

Whittemore Robbins House

Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin, C. Barry, M. Bush, C. Hamilton, S. Lipp, S. Makowka, J. Worden

Commissioners Not Present: B. Cohen, C. Tee,

Guests: T. Schultz, N. Schultz, M. Penzenik, M. Silverman, S. Snow, G. Diaz

## Final & Approved Minutes

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners
3. Approval of draft minutes from August 23, 2018 with J. Worden's changes. Moved approval by M. Audin. Seconded C. Barry, Unanimous approval. Approval of Executive Session Minutes – CONFIDENTIAL NOT FOR RELEASE to be added to minutes. Moved approval by M. Audin. Seconded by J. Worden Unanimous approval.
4. Communications
  - a. 12 Elder Terrace email with questions on yard and shed
  - b. Town Manager Chapdelaine response to Jesse Brown (47 Jason St) on tree strip tar-over
  - c. AHDC Letter re: Arlington High School reconstruction
  - d. C. Worthington CONA Application for 251 Pleasant Street
  - e. D. Kilough email for email on permits for 218 Pleasant Street
  - f. Email from D. Caradmitropoulo re: architect recommendation
  - g. Email from J. Raitte requesting removal from Sept. agenda and to be added to Nov. agenda to discuss Central School renovations
  - h. Email from K. Ulin in support of chimney removal at 18 Russell Terrace
  - i. Email from M. Silverman with CONA for porch repairs
  - j. Email in Support of chimney removal at 18 Russell Terrace
  - k. E. Lees CONA request for deck extension to pool in rear of 37 Jason Street
  - l. G. Diaz application for deck repairs and replacement at 79 Crescent Hill Ave.
  - m. J. Robinson Town Day communications on join AHDC/AHC booth
  - n. J. Gillis email request for update on 10 day Certificate for 170 Pleasant Street
  - o. L. Vichier email re: 32 Academy Street changes
  - p. S. Makowka email with letter to Mass. School Building Authority
  - q. M. Penzenik submission of COA for garage removal and rebuild at 754 Mass. Ave.

- r. Request from M. Guyton for AHDC approved minutes of 6/28/18
- s. T. Nee (Caritas) CONA application for stairs at 12 Russell Terrace
- t. Emails to schedule Town Day booth coverage
- u. Email with info for upcoming meeting (10/25) on 7 Jason Street (Jason Russell House) for Formal Hearing
- v. Emails re: Design Guidelines suggested changes
- w. 35 Academy Street replaced wood gutters with gutters from The Fiberglass Gutter Company without a permit. **Contact and request submission of COA for change**

## 5. Other Business

- a. Central Street and Avon Place Historic District vacant commissioner seat – **Carol will be sending postcard to all HDC residences and asking for volunteers to fill seats**
- b. Discussion on Guidelines – **Deferred to October due to late hour**
- c. Report from Streetscape sub-committee. **D. Baldwin reported that subcommittee met with M Rademacher and A. Chapdelaine to discuss on proposals including street signs. He noted agreement on style and location of signs and that rumble strips at corners will be red, not yellow, in Districts. Discussion of other ideas and plans with focus on cost-effective approaches.**

## 6. New Business

- a. **Formal Hearing re: 235 Pleasant Street (Verspyck) regarding installation of a solar panel system.** Solar panel representative gave information on the project. Meter on left hand side towards the front. On the outside will be a box next to the solar meter (in place of electrical meter). Regarding the wires leading from panels – nothing will be visible from the street. The wiring goes under the panels, through the attic, down the back, and to the box on the side of the house through the basement. Nothing will be visible from the street. He confirmed that the panels need to be on the front of the house per solar orientation. [Per call on speaker phone with solar company supervisor (Eljah), S. Makowka confirmed that wiring is coming down on the back side of the house so no exposure from the street. It is going in to the attic, coming out on the back of the house at the gutter at the eaves of the house and running on the back side of the house. Run from the roof through attic down through eaves then down to basement and make main service panel pipe run to the utility meter. No conduit will be visible from any point of public access. Also, the required exterior box is just under a foot square so you can't tell the difference between the old box and the new box. The X21 series is black on black, no white.] The Commission requested that the installation be done with the available low profile system. S. Makowka noted that the certificate issued will reference the conversations. S. Makowka stated for the record that said the proposed location a later modern addition to the house which is a factor for this particular approval of a solar installation on the front of the house. It is a secondary modern structure and not on the original fabric of the house.

M. Audin moved approval of all black, low profile panels with configuration on roof as shown in documents with the requirement that any kind of distribution from the panels to the monitoring box is not subject to public view. He noted that due to the location of the panels on an addition and not on the original fabric of the house this does not set a general precedent. Seconded by C. Barry. The applicant noted that the low profile mounting system model # is PVS1 (1.7 inch tall profile). J. Worden abstained. All other commissioners voted to approve. Monitor to be C. Hamilton.

- b. **Formal Hearing re: 79 Crescent Hill Ave. (Diaz/Snow) regarding gutter, porch deck, stair and other exterior changes at 79 Crescent Hill Ave.** M. Bush abstained from this

hearing. S. Makowka will be alternate for the purposes of this hearing only. CONA to be issued for the ground floor deck repair and replacement since changes are not subject to public view. The applicant described that the jagged edge of the first floor deck is being straightened out. However, the Commission noted that the proposed stairs are visible. The Applicant noted that they originally requested their carpenter to come in and replace rotted treads and balusters on rear porch but on examination he found the entire structure to be in bad disrepair. He took out boards, cut down vine and basically had to take the entire thing down because entire structure was rotted. The skirt around back of deck removed also. The sill was gone and all joists on top were gone. The Applicant told carpenter to fix everything that was rotted and never thought of getting permission since it was replacement. When the staircase was down, however, they decided to extend porch and have a cantilever and a walkway with a simple landing. When they realized that the changes needed to be approved, they stopped job in July and submitted an application. The only additional work done was to have temporary railings installed for safety of second egress. The original design had landing, then stairs, then landing, then stairs, then two staircases going in opposite directions. They are proposing to take design details from front porch and use on the back stairs. M. Audin said everything being discussed was added on and not historically significant to the property and noted that the Applicant had done wonderful and very appropriate restoration work to this house in the past. C. Barry said very common for houses of this period to have ornate front and much simpler back. S. Makowka said want it to look nice but to be more sympathetic to the rest of the house. Walkway is not wide upstairs. M. Audin made some suggestions on railings that would be better suited. C. Barry asked if they just considered having a landing off the door and they said that is what was there but they prefer the new plans. J. Worden asked if you could bring it back and against the side of the house instead of into the yard. The Applicant noted that running along the house would obstruct original windows. S. Makowka said that as proposed it is in the far corner of the structure and changing the orientation would move it closer to either street. M. Audin said 1) from pictures obvious that they are not in any major way reconfiguring what existed prior to District being established so more like a preexisting condition, and 2) they are asking to modify slightly to be compatible. They've added 35-40sf deck that wasn't there before – visible enough from the street that it is noticed. S. Makowka asked about the finish on 1<sup>st</sup> set of landing – knotty cedar. They are proposing to use risers that are plastic since that is what is on the existing stairs. Finished wood would be preference according to C. Barry with the area under the stairs to be open. M. Audin suggested to make finish on the stairs simple with 4 x 4 columns covered with something nice but simple. C. Barry said if configuration is acceptable but such a significant visual element it needs to have a proper drawing done on it. It should be simple and appropriate as an accessory to an older structure. S. Makowka asked if configuration as shown is appropriate. So high you need landings and returns. He noted that the Commission required appropriate finish materials – not raw, pressure treated showing anywhere. He also suggested that a visual representation was severely needed so that the Commission could understand what it was being asked to approve. J. Worden said he needs a plot plan and better drawings. S. Makowka suggested that Commissioners make a site visit with the suggestions made tonight in mind. He is not comfortable to leave up to the monitor because so many details are still undefined. He would like to extend the hearing and have them come back with finished plans including renderings and finish details. Applicant agreed and signed extension. Hearing continued to October meeting.

- c. **Formal Hearing re: 754 Mass. Ave. (Vorlicek) regarding demolition and reconstruction of a garage at 754 Mass. Ave.** M. Penzenik (architect) presented the plans. She noted one change from the plans provided -- at the last minute they decided to make the proposed garage 27 feet instead of 28 feet as shown in narrative. She stated

that the structure is failing and (at Saturday's talk, Richard Duffy said that this is the oldest garage in Arlington, and he hopes that its replacement would replicate it) appears to be no foundation. The studs appear to rest directly on the soil and the rear and sides are bowing out. Original structure has a hip roof and is story and a half tall. The existing siding comes down to soil creating rot. She feels it is an unsafe structure. In addition, the water sheds off hip roof towards house addition – the addition is pitched towards garage and a large volume of water comes down between garage and house. At its narrowest (since house addition and garage are not parallel) there is only 9" between. The Applicant wants to change roof to stop water shed problem. Current garage is 74' back from the street and the new one will be same. Original story and ½ section is approx. 18 feet above grade to the ridge and the roof pitch is 12 and 12. New garage as proposed has wood shingles on the front elevation and on the side elevation facing apartment building, while the rear and side (facing the 1 story addition) are proposed to have cementitious shingles to meet fire safety requirements. There are no openings on those two sides. She noted that some of the photos provided are taken from Academy Street and noted that the rear elevation is somewhat visible though at a distance. M. Audin asked how the switch from wood shingles and cementitious shingles is handled. M. Penzenik replied that there will be small corner boards to help the siding die into one another. She confirmed that they will be woven on the front and visible side. J. Worden asked about siding on the house itself and M. Penzenik confirmed that it is wood shingle. C. Barry asked if you should put proper corner boards on the garage instead of weaving. S. Makowka asked about back of structure and said it looks odd with no window on rear gable and is there any reason why not 1 window in back. Reply, can't have a penetration by code because it is a firewall. In response to a question, M. Penzenik stated that the eave on the house addition is several feet higher than the eave on the garage and that the eave overhang on the addition is about 10 inches --so the roof is going to be close to the house. M. Penzenik noted that the garage is used for vehicle and rubbish barrel storage. C Barry asked if you could work in vertical glass – she said no it would not be their preference. Gable on front 45 degree, side is around 41 degrees. Proposed ridge about 18' and this will be around 2' higher than the existing structure. The foundation will be exposed concrete with 8" shown as required by code. The foundation of main house varies and there is concrete block on the addition. The Commission confirmed that all the proposed doors and windows will be wood and will follow our design guidelines.

C. Barry moved approval of proposed garage demolition and new garage as shown in plans submitted. Seconded by C. Hamilton. Unanimous approval. Monitor appointed: N. Aikenhead

- d. **Informal Hearing re: 48 Academy Street (Schultz) for gutter change.** Discussion about replacing the fascia and using Fiberglass Gutter Company gutters. Applicant agreed to use wood rather than synthetic materials for trim and fascia. M. Bush moved that the installation of fiberglass gutters is sufficiently minimal change to district as to be insubstantial and should qualify for a 10 day certificate. D. Baldwin seconded. Unanimous approval. M. Bush moved approval for fiberglass gutter company gutters. Seconded by C. Barry. Unanimous approval. 10 Day certificate process to start. Monitor – S. Makowka.

## 7. OPEN FORUM

***Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.***

**8. REVIEW OF PROJECTS**

**9. EXECUTIVE SESSION – To discuss ongoing litigation**

**S. Makowka moved to enter Executive Session to discuss ongoing litigation and to adjourn directly from Executive Session for the night.**

**Roll Call to Enter Executive Session and to exit directly from Executive Session for the night.**

**M. Audin, S. Makowka, C. Barry, D. Baldwin, C. Hamilton, S. Lipp, M. Bush, N. Aikenhead, J. Worden – affirmative.**

**10. MEETING ADJOURNED 10:49pm**